

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS, ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WASTEWATER NOTE:
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON THE SCHEDULED FEE OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

WATER NOTE:
WATER IS PROVIDED BY AQUA TEXAS INCORPORATED.

TRANSPORTATION IMPACT FEES:
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS THE DATE OF PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS BASED.

SITE DRAINAGE STUDY:
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED BROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE IF THE SITE DOES NOT CONFORM. THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMIT:
NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROVED CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS:
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

PARKWAY PERMIT:
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

FLOOD HAZARD NOTE:
THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48459C0260K, DATED SEPTEMBER 25, 2000.

EASEMENT CORNERS:
ALL EASEMENT CORNERS ARE SET POINTS, UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS:
THIS REPLAT DOES NOT VACATE THE PREVIOUS PLAT OF RECORD GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

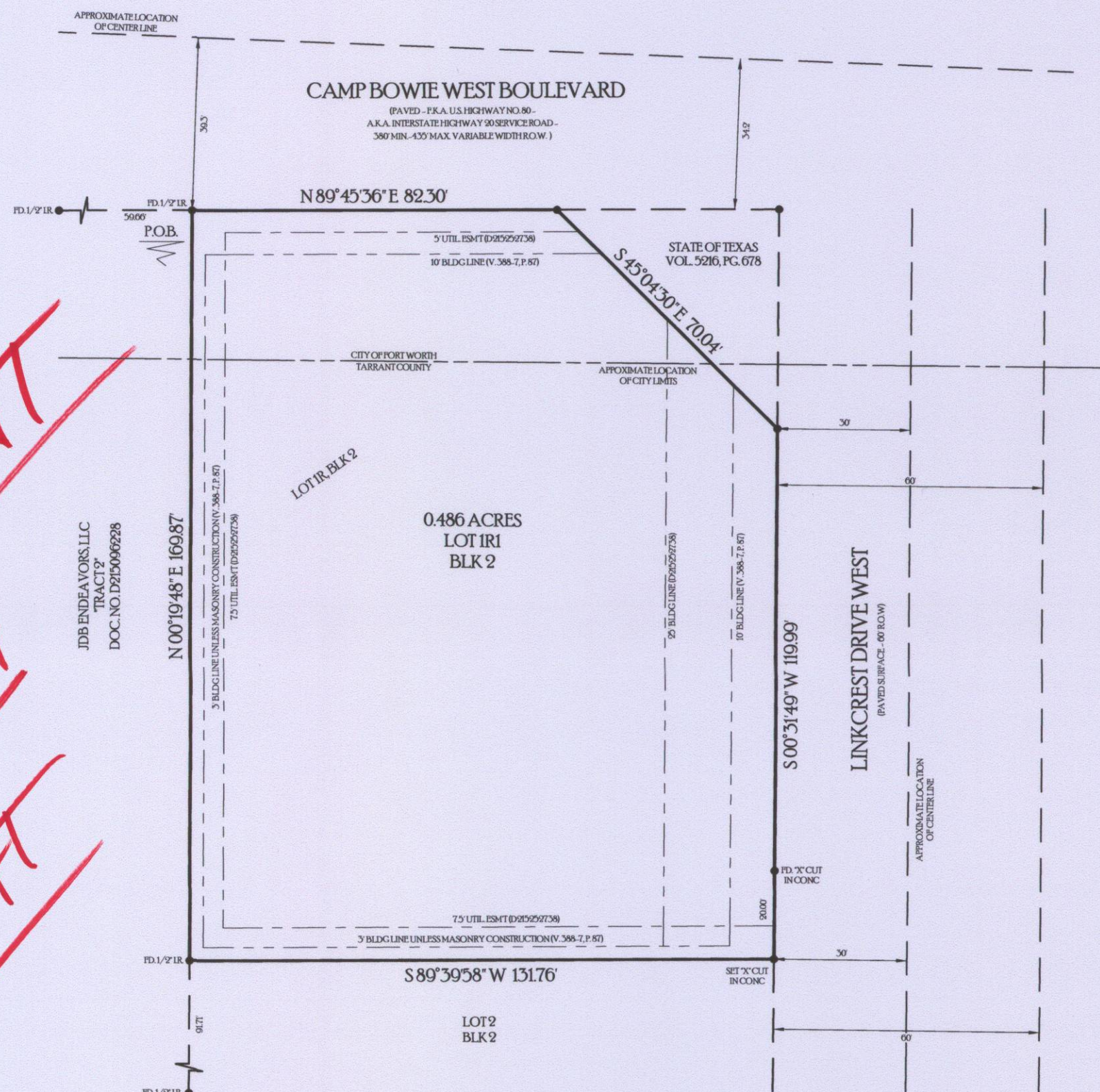
PRIVATE MAINTENANCE NOTE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE PRESSURE REDUCING VALVES NOTE:
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

SITE DRAINAGE STUDY NOTE:
PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

FINAL PLAT
LOT 1R1, BLOCK 2
LINKWOOD ESTATES
AN ADDITION TO THE E.T.J. OF THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS

CASE No. FS-16-153



SURVEY DESCRIPTION:

STATE OF TEXAS

COUNTY OF TARRANT

OF A 0.486 ACRE (62,174 ± SQ. FT.) TRACT OF LAND BEING A PORTION OF LOT 1R, BLOCK 2, LINKWOOD ESTATES, AN ADDITION TO THE E.T.J. OF THE CITY OF FORT WORTH, AS RECORDED IN DOCUMENT No. D215252738, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JDB ENDEAVORS, LLC, IN DOCUMENT NO. D214276082, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND A CLOSED 20 FOOT ALLEY AS SHOWN ON SAID LOT 1R, BLOCK 2, LINKWOOD ESTATES, TARRANT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF CAMP BOWIE WEST BOULEVARD (A PAVED - SURFACE FKA. US HIGHWAY 80 & AKA. INTERSTATE HIGHWAY 90 SERVICE ROAD) AT THE NORTH EAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JDB ENDEAVORS, LLC, AS TRACT 2 IN DOCUMENT NO. D215006628, O.P.R.T.C.T., AND AT THE NORTH WEST CORNER OF SAID LOT 1R FOR THE NORTH WEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89°45'36" E 82.30 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CAMP BOWIE WEST BOULEVARD TO A SET "X" CUT IN CONCRETE, BEING THE NORTH WEST CORNER OF A TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 5216, PAGE 678, D.R.T.C.T., FOR THE MOST NORTHERLY AND BEGINNING CORNER OF THIS TRACT.

THENCE S 45°04'30" E 70.04 FEET ALONG THE SOUTH WEST LINE OF SAID STATE OF TEXAS TRACT, TO A SET "X" CUT IN CONCRETE IN THE WEST RIGHT OF WAY LINE OF LINKCREST DRIVE WEST (A PAVED SURFACE) FOR THE MOST EASTERLY NORTH EAST CORNER OF THIS TRACT.

THENCE S 00°31'49" W ALONG THE WEST RIGHT OF WAY LINE OF SAID LINKCREST DRIVE WEST PASSING A FOUND "X" CUT IN CONCRETE AT 99.99 FEET AND IN ALL 110.99 FEET TO A SET "X" CUT IN CONCRETE AT THE NORTH EAST CORNER OF LOT 2, BLOCK 2, OF SAID LINKWOOD ESTATES, BEING THE SOUTHEAST CORNER OF SAID LOT 1R FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°39'58" W 131.76 FEET ALONG THE COMMON BOUNDARY LINE OF SAID LOT 2 AND SAID LOT 1R TO A FOUND 1/2" IRON ROD IN THE EAST BOUNDARY LINE OF SAID JDB ENDEAVORS, LLC, TRACT (TRACT 2) AND AT THE SOUTH WEST CORNER OF SAID LOT 1R, FOR THE SOUTH WEST CORNER OF THIS TRACT.

THENCE N 00°19'48" E 169.87 FEET ALONG THE EAST BOUNDARY LINE OF SAID JDB ENDEAVORS, LLC, TRACT (TRACT 2) TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Kyle Rucker
KYLE RUCKER, R.P.L.S. NO. 6444
JN150608R1 - JUNE 2016



KNOW ALL MEN BY THESE PRESENTS:

THAT, JDB ENDEAVORS, LLC, BEING THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R1, BLOCK 2, LINKWOOD ESTATES, AN ADDITION TO THE E.T.J. OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON, WITNESS MY HAND, THIS 5th DAY OF August, 2016.

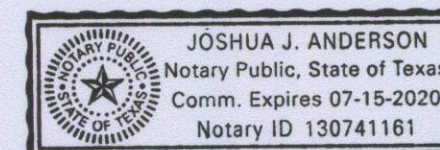
OWNER:
Jim D. Branton
NAME/TITLE DATE: 8-5-2016

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED *Jim D. Branton* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF August, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE PURPOSE OF THIS REPLAT IS TO CORRECT THE CALLS OF THE NORTHEAST CORNER WHICH WAS DEEDED TO THE STATE OF TEXAS IN V. 5216, P. 678, D.R.T.C.T.

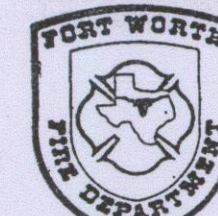
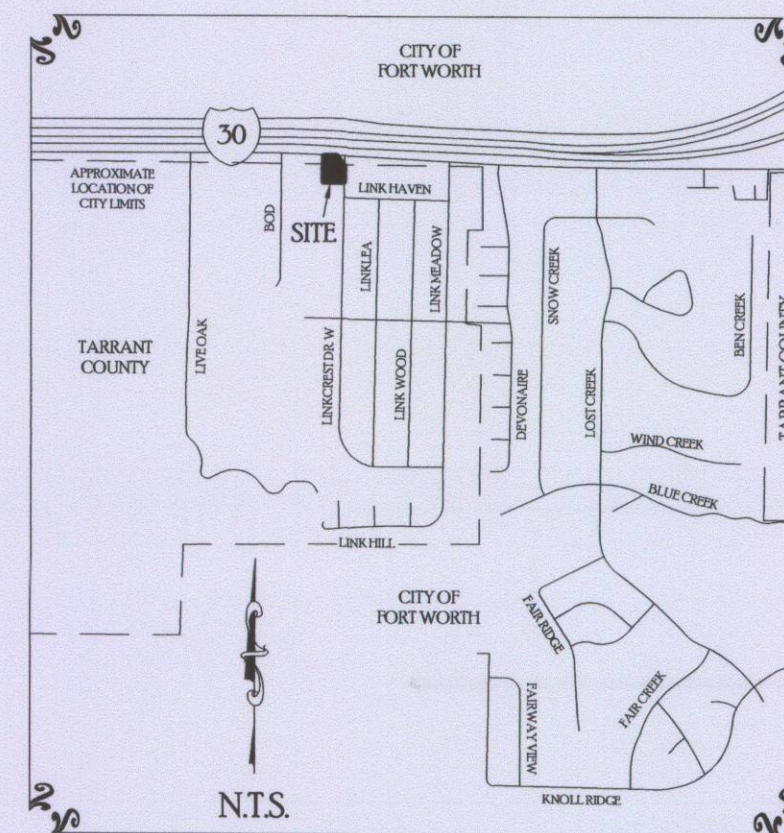
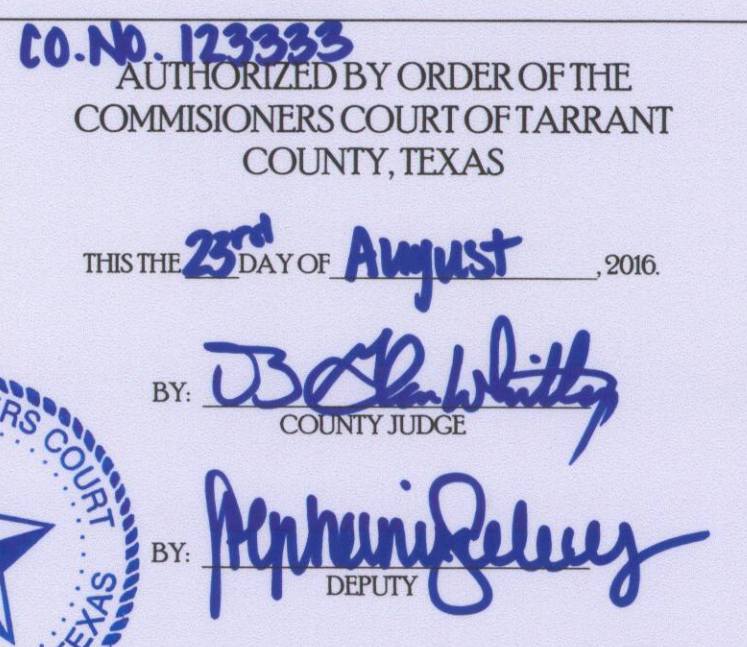
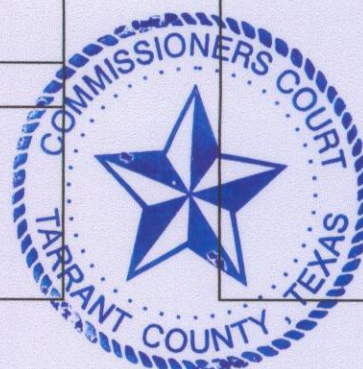
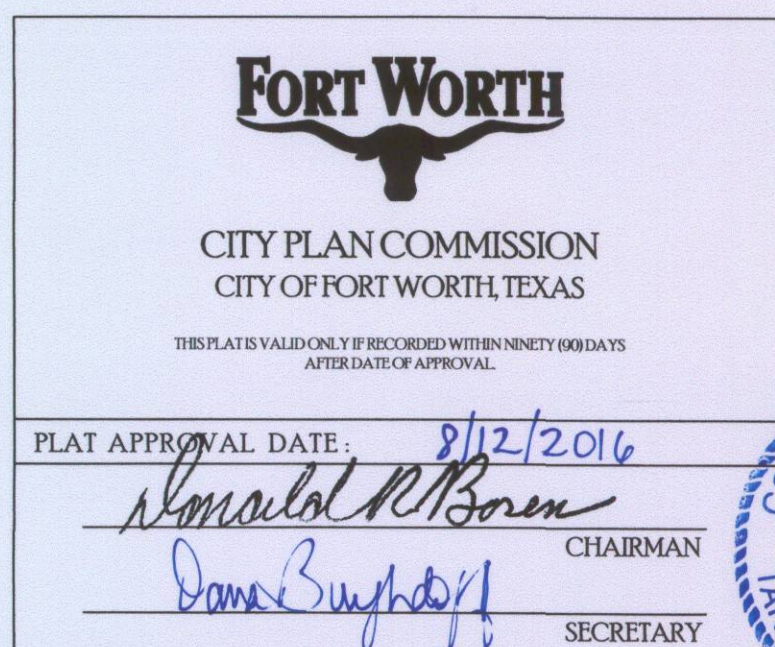
LAND USE TABLE	
TOTAL GROSS ACREAGE -	0.486
NUMBER OF RESIDENTIAL LOTS -	N/A
NUMBER OF NON-RESIDENTIAL LOTS -	1
NON-RESIDENTIAL ACREAGE -	0.486
RESIDENTIAL ACREAGE -	N/A
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

OWNER:
JDB ENDEAVORS, LLC
6811 CORPORATION PARKWAY
FORT WORTH, TX 76126

SURVEYOR:
CARTER SURVEYING & MAPPING
KYLE RUCKER, R.P.L.S.
110 PALO PINTO ST., STE. A
WEATHERFORD, TX 76086
817-594-0400

0 30 60 90
1" = 30'

FILED THIS THE 24 DAY OF August, 2016,
IN D216194908 OF THE PLAT RECORDS OF
TARRANT COUNTY, TEXAS.



FS16-153

FINAL PLAT
LOT 1R1, BLOCK 2
LINKWOOD ESTATES
AN ADDITION TO THE E.T.J. OF THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1R, BLOCK 2, LINKWOOD ESTATES,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT
COUNTY, TEXAS, AS RECORDED IN DOCUMENT No.
D215252738, PLAT RECORDS, TARRANT COUNTY, TEXAS.

JUNE 2016

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403